

**Request for Qualifications
General Contractor
Walla Walla Family Homes – Phase I**

Owner: Walla Walla Family Homes LLC
City of Walla Walla Housing Authority

Architect: Zeck Butler Architects

Response Deadline: April 9, 2010 at 4:00 pm

RFQ Available From: Walla Walla Housing Authority Website
www.wallawallaha.org

Walla Walla Family Homes LLC, as Owner, and Beacon Development Group, as development consultant, request licensed and bonded General Contractors in Washington State to submit their qualifications to provide preconstruction services for the construction of the Walla Walla Family Homes. Upon satisfactory completion of predevelopment services, and pending the receipt of all necessary public funding, the selected firm may be invited to negotiate a contract for construction of the project.

Project Description: Walla Walla Family Homes Phase I consists of the construction of 60 units of new affordable farm worker housing, which will be spread throughout multiple townhome-style buildings. The project scope will also include a community building. Construction will begin approximately September 2010 with completion in October 2011.

Scope of Work: Professional services to assist in the development of construction documents and budgeting. Work will include but not necessarily be limited to:

- Review of drawings and specifications
- Cost estimating
- Presentation of alternative construction materials and methods when appropriate

Qualified General Contractors responding to this request must be a Licensed Contractor in the State of Washington and must demonstrate: successful prior experience within the last 5 years with at least 2 publicly-funded, multi-family construction contracts in the amount of \$4 million or more; ability to work cooperatively with Architect, Owner and subcontractors to complete projects on schedule and within budget; prior experience with negotiated contracts for construction; thorough familiarity with the requirements of public funders, including State Prevailing Wage Rate requirements, apprenticeship participation, and outreach to Minority and Women-Owned Business Enterprises and HUD Section 3; successful prior experience with meeting Evergreen Sustainable Development Standard requirements; ability to provide payment and performance bonds in the full amount of the contract; liability insurance of at least \$2 million; and in accordance with applicable federal laws, allow no contractors or subcontractors, that have been disbarred or suspended by the U.S. Department of Housing and Urban Development (HUD) to work on the project. The Owner strongly encourages the participation of women and minority-owned Contractors.

The Owner reserves the right to reject all responses and open bidding to all licensed and bonded contractors.